

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 94 |        | GRAFTON ST, ARLINGTON |

## OWNERSHIP

| OWNERSHIP |                                | Unit #:  | 2 |
|-----------|--------------------------------|----------|---|
| Owner 1:  | SLOTNICK LAURENCE J ETAL / TRS |          |   |
| Owner 2:  | AMERS REALTY TRUST             |          |   |
| Owner 3:  |                                |          |   |
| Street 1: | 94 GRAFTON ST #2               |          |   |
| Street 2: |                                |          |   |
| Twn/City: | ARLINGTON                      |          |   |
| St/Prov:  | MA                             | Cntry:   |   |
|           |                                | Own Occ: | Y |
| Postal:   | 02474                          | Type:    |   |

## PREVIOUS OWNER

|           |                     |        |  |
|-----------|---------------------|--------|--|
| Owner 1:  | ROCCO ELIZABETH G - |        |  |
| Owner 2:  | -                   |        |  |
| Street 1: | 94 GRAFTON ST #2    |        |  |
| Twn/City: | ARLINGTON           |        |  |
| St/Prov:  | MA                  | Cntry: |  |
| Postal:   | 02474               |        |  |

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1912, having primarily Wood Shingle Exterior and 1690 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |

## PROPERTY FACTORS

| Item       | Code | Description | % | Item    | Code | Description |
|------------|------|-------------|---|---------|------|-------------|
| Z          | R2   | TWO FAMIL   |   | water   |      |             |
| o          |      |             |   | Sewer   |      |             |
| n          |      |             |   | Electri |      |             |
| Census:    |      |             |   | Exmpt   |      |             |
| Flood Haz: |      |             |   |         |      |             |
| D          |      |             |   | Topo    |      |             |
| s          |      |             |   | Street  |      |             |
| t          |      |             |   | Gas:    |      |             |

**LAND SECTION (First 7 lines only)**

| Use Code     | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor   | Base Value | Unit Price | Adj  | Neigh          | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land  | J Code | Fact | Use Value | Notes |
|--------------|-------------|----------|-------------|--------------------|-----------|-----------|-------------|------------|------------|------|----------------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|------------|--------|------|-----------|-------|
| 102          | Condo       |          | 0           |                    | Sq. Ft.   | Site      |             | 0          | 0.         | 0.00 | 7022           |            |           |        |   |        |   |        |   |                 |           |   |            |        |      |           |       |
|              |             |          |             |                    |           |           |             |            |            |      |                |            |           |        |   |        |   |        |   |                 |           |   |            |        |      |           |       |
|              |             |          |             |                    |           |           |             |            |            |      |                |            |           |        |   |        |   |        |   |                 |           |   |            |        |      |           |       |
|              |             |          |             |                    |           |           |             |            |            |      |                |            |           |        |   |        |   |        |   |                 |           |   |            |        |      |           |       |
|              |             |          |             |                    |           |           |             |            |            |      |                |            |           |        |   |        |   |        |   |                 |           |   |            |        |      |           |       |
|              |             |          |             |                    |           |           |             |            |            |      |                |            |           |        |   |        |   |        |   |                 |           |   |            |        |      |           |       |
|              |             |          |             |                    |           |           |             |            |            |      |                |            |           |        |   |        |   |        |   |                 |           |   |            |        |      |           |       |
|              |             |          |             |                    |           |           |             |            |            |      |                |            |           |        |   |        |   |        |   |                 |           |   |            |        |      |           |       |
|              |             |          |             |                    |           |           |             |            |            |      |                |            |           |        |   |        |   |        |   |                 |           |   |            |        |      |           |       |
|              |             |          |             |                    |           |           |             |            |            |      |                |            |           |        |   |        |   |        |   |                 |           |   |            |        |      |           |       |
|              |             |          |             |                    |           |           |             |            |            |      |                |            |           |        |   |        |   |        |   |                 |           |   |            |        |      |           |       |
| Total AC/HA: | 0.00000     |          |             | Total SF/SM:       | 0         |           | Parcel LUC: | 102        | Condo      |      | Prime NB Desc: | CONDO      |           |        |   |        |   |        |   | Total:          |           |   | Spl Credit |        |      | Total:    |       |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

## IN PROCESS APPRAISAL SUMMARY

| Use Code                | Land Size                      | Building Value | Yard Items | Land Value     | Total Value |
|-------------------------|--------------------------------|----------------|------------|----------------|-------------|
| 102                     | 0.000                          | 614,600        | 3,300      |                | 617,900     |
|                         |                                |                |            |                |             |
|                         |                                |                |            |                |             |
| Total Card              | 0.000                          | 614,600        | 3,300      |                | 617,900     |
| Total Parcel            | 0.000                          | 614,600        | 3,300      |                | 617,900     |
| Source: Market Adj Cost | Total Value per SQ unit /Card: |                | 365.62     | /Parcel: 365.6 |             |

## PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020   | 102 | FV  | 605,100    | 3300      | .         |            | 608,400     | 608,400       | Year End Roll | 12/18/2019 |
| 2019   | 102 | FV  | 544,100    | 3300      | .         |            | 547,400     | 547,400       | Year End Roll | 1/3/2019   |
| 2018   | 102 | FV  | 479,900    | 3300      | .         |            | 483,200     | 483,200       | Year End Roll | 12/20/2017 |
| 2017   | 102 | FV  | 436,500    | 3300      | .         |            | 439,800     | 439,800       | Year End Roll | 1/3/2017   |
| 2016   | 102 | FV  | 436,500    | 3300      | .         |            | 439,800     | 439,800       | Year End      | 1/4/2016   |
| 2015   | 102 | FV  | 402,500    | 3300      | .         |            | 405,800     | 405,800       | Year End Roll | 12/11/2014 |
| 2014   | 102 | FV  | 383,700    | 3300      | .         |            | 387,000     | 387,000       | Year End Roll | 12/16/2013 |
| 2013   | 102 | FV  | 383,700    | 3300      | .         |            | 387,000     | 387,000       |               | 12/13/2012 |

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

| Date      | Result      | By  | Name    |
|-----------|-------------|-----|---------|
| 5/18/2018 | Measured    | DGM | D Mann  |
| 11/9/2000 | Hearing N/C | 201 | PATRIOT |
| 5/6/2000  |             | 197 | PATRIOT |
|           |             |     |         |
|           |             |     |         |
|           |             |     |         |
|           |             |     |         |
|           |             |     |         |
|           |             |     |         |

**Sign:**

VERIFICATION OF VISIT NOT DATA
 

\_\_/\_\_/\_\_

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

|               |                  |        |   |   |
|---------------|------------------|--------|---|---|
| Type:         | 99 - Condo Conv  |        |   |   |
| Sty Ht:       | 2H - 2 & 1/2 Sty |        |   |   |
| (Liv) Units:  | 1                | Total: | 1 |   |
| Foundation:   | 2 - Conc. Block  |        |   |   |
| Frame:        | 1 - Wood         |        |   |   |
| Prime Wall:   | 1 - Wood Shingle |        |   |   |
| Sec Wall:     |                  |        |   | % |
| Roof Struct:  | 1 - Gable        |        |   |   |
| Roof Cover:   | 1 - Asphalt Shgl |        |   |   |
| Color:        | BROWN            |        |   |   |
| View / Desir: | N - NONE         |        |   |   |

|           |   |         |           |
|-----------|---|---------|-----------|
| Full Bath | 1 | Rating: | Very Good |
| A Bath:   |   | Rating: |           |
| 3/4 Bath: |   | Rating: |           |
| A 3QBth   |   | Rating: |           |
| 1/2 Bath: |   | Rating: |           |
| A HBth:   |   | Rating: |           |
| OthrFix:  |   | Rating: |           |

[illegible]

## GENERAL INFORMATION

|                         |             |
|-------------------------|-------------|
| Grade: C+ - Average (+) |             |
| Year Blt: 1912          | Eff Yr Blt: |
| Alt LUC:                | Alt %:      |
| Jurisdicth:             | Fact:       |
| Const Mod:              |             |
| Lump Sum Adj:           |             |

## OTHER FEATURES

|         |         |         |
|---------|---------|---------|
| Kits: 1 | Rating: | Average |
| A Kits: | Rating: |         |
| Frpl:   | Rating: |         |
| WSFlue: | Rating: |         |

## CONDO INFORMATION

|              |               |
|--------------|---------------|
| Location:    |               |
| Total Units: |               |
| Floor:       | 1 - 1st Floor |
| % Own:       | 50.000000000  |
| Name:        | 64 - 7022     |

## RESIDENTIAL GRID

|              |              |    |        |   |          |    |    |    |    |    |   |            |
|--------------|--------------|----|--------|---|----------|----|----|----|----|----|---|------------|
| 1st Res Grid | Desc: Line 1 |    |        |   |          |    |    |    |    |    |   | # Units: 1 |
| Level        | FY           | LR | DR     | D | K        | FR | RR | BR | FB | HB | L | O          |
| Other        |              |    |        |   |          |    |    |    |    |    |   |            |
| Upper        |              |    |        |   |          |    |    |    |    |    |   |            |
| Lvl 2        |              |    |        |   |          |    |    |    |    |    |   |            |
| Lvl 1        |              |    |        |   |          |    |    |    |    |    |   |            |
| Lower        |              |    |        |   |          |    |    |    |    |    |   |            |
| Totals       | RMs: 8       |    | BRs: 3 |   | Baths: 1 |    | HB |    |    |    |   |            |

## REMODELING

|            |  |
|------------|--|
| Exterior:  |  |
| Interior:  |  |
| Additions: |  |
| Kitchen:   |  |
| Baths:     |  |
| Plumbing:  |  |
| Electric:  |  |
| Heating:   |  |
| General:   |  |

## RES BREAKDOWN

| No Unit       | RMS | BRS | FL |
|---------------|-----|-----|----|
| 1             | 8   | 3   | 2  |
|               |     |     |    |
|               |     |     |    |
|               |     |     |    |
|               |     |     |    |
| <b>Totals</b> |     |     |    |
| 1             | 8   | 3   |    |

## INTERIOR INFORMATION

|               |                |              |    |
|---------------|----------------|--------------|----|
| Avg Ht/FL:    | STD            |              |    |
| Prim Int Wall | 2 - Plaster    |              |    |
| Sec Int Wall: |                |              | %  |
| Partition:    | T - Typical    |              |    |
| Prim Floors:  | 3 - Hardwood   |              |    |
| Sec Floors:   |                |              | %  |
| Bsmnt Flr:    | 12 - Concrete  |              |    |
| Subfloor:     |                |              |    |
| Bsmnt Gar:    |                |              |    |
| Electric:     | 3 - Typical    |              |    |
| Insulation:   | 2 - Typical    |              |    |
| Int vs Ext:   | S              |              |    |
| Heat Fuel:    | 1 - Oil        |              |    |
| Heat Type:    | 3 - Forced H/W |              |    |
| # Heat Sys:   | 1              |              |    |
| % Heated:     | 100            | % AC:        |    |
| Solar HW:     | NO             | Central Vac: | NO |
| % Com Wall    |                | % Sprinkled: |    |

## DEPRECIATION

|             |           |      |   |
|-------------|-----------|------|---|
| Phys Cond:  | GD - Good | 18.0 | % |
| Functional: |           |      | % |
| Economic:   |           |      | % |
| Special:    |           |      | % |
| Override:   |           |      | % |
|             | Total:    | 18.6 | % |

## CALC SUMMARY

|                    |            |
|--------------------|------------|
| Basic \$ / SQ:     | 295.00     |
| Size Adj.:         | 1.27130175 |
| Const Adj.:        | 0.98990101 |
| Adj \$ / SQ:       | 371.247    |
| Other Features:    | 59000      |
| Grade Factor:      | 1.10       |
| NBHD Inf:          | 1.00000000 |
| NBHD Mod:          |            |
| LUC Factor:        | 1.00       |
| Adj Total:         | 755047     |
| Depreciation:      | 140439     |
| Depreciated Total: | 614609     |

## COMPARABLE SALES

| Rate              | Parcel ID | Type         | Date   | Sale Price |
|-------------------|-----------|--------------|--------|------------|
|                   |           |              |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
| WtAv\$/SQ:        |           | AvRate:      |        | Ind.Val    |
| Juris. Factor:    |           | Before Depr: | 408.37 |            |
| Special Features: | 0         | Val/Su Net:  | 363.67 |            |
| Final Total:      | 614600    | Val/Su SzAd  | 363.67 |            |

## MOBILE HOME

|       |  |        |  |           |  |       |  |        |  |
|-------|--|--------|--|-----------|--|-------|--|--------|--|
| Make: |  | Model: |  | Serial #: |  | Year: |  | Color: |  |
|-------|--|--------|--|-----------|--|-------|--|--------|--|

### SPEC FEATURES/YARD ITEMS

[illegible]

|         |                   |       |                         |  |        |       |
|---------|-------------------|-------|-------------------------|--|--------|-------|
| More: N | Total Yard Items: | 3,300 | Total Special Features: |  | Total: | 3,300 |
|---------|-------------------|-------|-------------------------|--|--------|-------|

## SUB AREA

| Code               | Description  | Area - SQ | Rate - AV | Undepr Value |      |
|--------------------|--------------|-----------|-----------|--------------|------|
| GLA                | Gross Liv Ar | 1,690     | 371.250   | 627,40       |      |
|                    |              |           |           |              |      |
|                    |              |           |           |              |      |
|                    |              |           |           |              |      |
|                    |              |           |           |              |      |
|                    |              |           |           |              |      |
|                    |              |           |           |              |      |
| Net Sketched Area: |              | 1,690     | Total:    | 627,40       |      |
| Size Ad            | 1690         | Gross Are | 1690      | FinArea      | 1690 |

### SUB AREA DETAIL

|   | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|----------|--------|---------|--------|----|-------|
|   |          |        |         |        |    |       |
|   |          |        |         |        |    |       |
|   |          |        |         |        |    |       |
|   |          |        |         |        |    |       |
| 7 |          |        |         |        |    |       |
| 0 |          |        |         |        |    |       |

**IMAGE**

**AssessPro** Patriot Properties, Inc

